

# Upper Marsh Road

Warminster, BA12 9PN

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**£329,950 Freehold**

This three semi detached house has a very quirky feel . It is split level over three floors and is very well presented. It is located in the sought after location in Upper Marsh Road and benefits from a south facing gardens with a sun terrace with far reaching views across open countryside. It also offers a garage and driveway parking and a good sized garden at the rear. The property is offered with NO ONWARD CHAIN.

# Upper Marsh Road Warminster BA12 9PN

 3  1  2 EPC C

## £329,950 Freehold

### DESCRIPTION

This three semi detached house has a very quirky feel. It is split level over three floors and it is very well presented. It is located in the sought after location in Upper Marsh Road and benefits from a south facing gardens with a terrace with far reaching views across open countryside. It also offers an integral garage and driveway parking and a good sized garden at the rear. The property is offered with NO ONWARD CHAIN. In brief the accommodation comprises: a porch, an entrance hall which then is split level with stairs that lead to the upper floor and the lower floor . There is a personal door to the garage, there is a side door which leads down steps to the rear garden. On the upper floor there is a fully fitted Kitchen with a range of wall and base units. there is an integrated electric oven with a gas hob and extractor fan over, it offers an integrated dishwasher and space for a fridge. From the kitchen double glass doors lead into a light and airy Lounge/diner, this room offers sliding patio doors onto a balcony this is south facing and offers far reaching views across open countryside. Leading down stairs to the bottom floor there is an inner hallway. Doors lead to Bedroom One which has the bedroom area and has steps that lead down to a dressing area with built in wardrobes and ceiling beams, there is a door to an En-Suite shower room. Bedroom two is a beautiful room with one end which can accommodate a sofa or be used as a dressing area or study, steps then lead to the bedroom area with a high vaulted ceiling and beams. Patio doors open out onto a terrace with views over the garden and far reaching views towards open countryside. Bedroom three is a single room/study. There is a family bathroom.

### OUTSIDE

The property is approached over a driveway providing parking for two cars and leads to the garage. At the rear of the property there are good sized gardens which are terraced . At the side there is a large storage area from here steps lead down to the garden. At the top of the garden it is fully decked providing the perfect seating

area to relax and take in the views. Steps then lead down through a pergola to the second terrace which is laid to lawn with borders with plants and shrubs . The bottom garden has raised beds for vegetables. The garden is privately enclosed.

### COUNCIL BAND

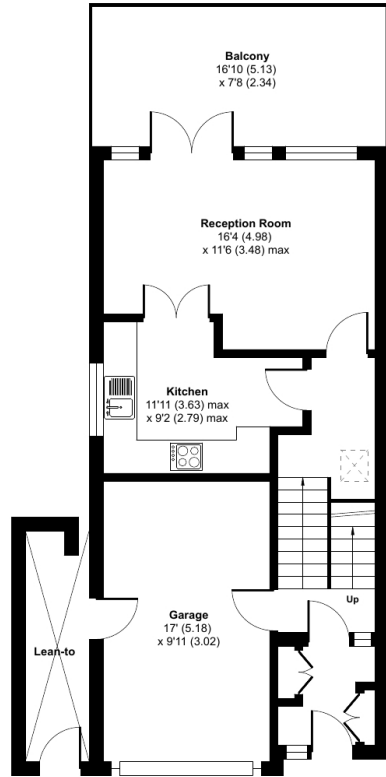
Band ' C '

### LOCATION

The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.







GROUND FLOOR

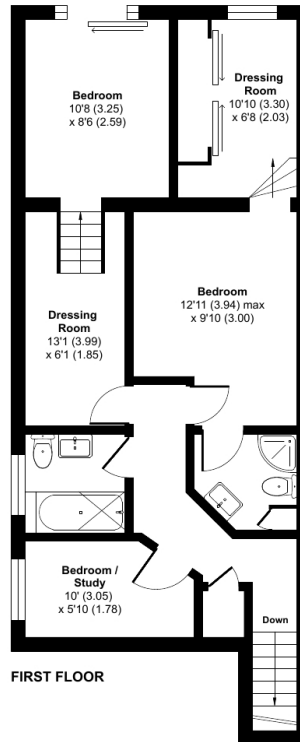
## Upper Marsh Road, Warminster, BA12

Approximate Area = 1035 sq ft / 96.1 sq m (exclude lean-to)

Garage = 170 sq ft / 15.7 sq m

Total = 1205 sq ft / 111.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1176830

### WARMINSTER OFFICE

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